Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/2 Winona Grove, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $710,000

Median sale price

Median price $720,000 Property Type Townhouse Suburb Pascoe Vale South

Period - From 29/03/2024 to 28/03/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	21b Mclean St BRUNSWICK WEST 3055	$690,000	15/03/2025
2	7/3 Turnbull Ct BRUNSWICK WEST 3055	$697,500	01/03/2025
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 29/03/2025 14:20

3/2 Winona Grove, Pascoe Vale South Vic 3044



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$710,000
Median Townhouse Price
29/03/2024 - 28/03/2025: $720,000

Comparable Properties



21b Mclean St BRUNSWICK WEST 3055 (REI)

2 1 2

Price: $690,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments



7/3 Turnbull Ct BRUNSWICK WEST 3055 (REI)

2 2 1

Price: $697,500
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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